

AGENDA



Thursday, June 8, 2006

 [Back](#)

**Zone Hearings/App Ordinances/Restrictive Covenants
RECOMMENDATION FOR COUNCIL
ACTION**

ITEM 100 PH

Subject: C14-06-0089 - Echelon Four - Conduct a public hearing and approve an ordinance amending Chapter 25-2 of the Austin City Code by rezoning property locally known as 9444 Research Boulevard (Shoal Creek Watershed) from limited office (LO) district zoning to general office (GO) district zoning. Zoning and Platting Commission Recommendation: To grant general office-conditional overlay (GO-CO) combining district zoning. Applicant: Echelon Holdings, Ltd. (Joel Sher). Agent: Thrower Design (Ron Thrower). City Staff: Jorge E. Rousselin, 974-2975.

Additional Backup Material

(click to open)

[Staff Report](#)

**For More Information: City Staff: Jorge E. Rousselin,
974-2975.**

ZONING REVIEW SHEET**CASE:** C14-06-0089**Z.A.P. DATE:** May 16, 2006**ADDRESS:** 9444 Research Boulevard**OWNER:** Echelon Holdings, LTD. (Joel Sher)**AGENT:** Thrower Design (Ron Thrower)**REZONING FROM:** LO (Limited office) district**TO:** GO (General office) district**AREA:** 3.2 Acres**SUMMARY ZONING AND PLATTING COMMISSION RECOMMENDATION:***May 16, 2006****APPROVED STAFF'S RECOMMENDATION FOR GO-CO DISTRICT ZONING; BY CONSENT.******[S.HALE, J.PINNELLI 2ND] (8-0) J.GOHIL – ABSENT*****SUMMARY STAFF RECOMMENDATION:**

Staff recommends the rezoning from LO to GO-CO (General office – conditional overlay) combining district. The recommended conditional overlay shall limit the vehicle trips to less than 2,000 vehicle trips per day. Furthermore, the existing conditions under restrictive covenant as enacted by rezoning case C14R-84-059 and Ordinance No. 84-0802-Q shall remain in place. (Please see Attachment A).

The Staff recommendation is based on the following considerations:

- 1.) The proposed office zoning classification is compatible with existing office uses along Research Boulevard; and
- 2.) Proposed conditional overlay will limit the number of vehicle trips to less than 2,000 per day.
- 3.) Conditions of existing restrictive covenant under Ordinance No. 84-0802-Q shall remain in place.

DEPARTMENT COMMENTS:

The subject rezoning area consists of a 3.2 acre site fronting Research Boulevard with access to Jollyville Road zoned LO and LR. On August 2, 1984, the site was rezoned from Interim "A" – Residence and "GR" – Retail 1st Height and Area to "O-1" – Office 1st Height and Area and "O-1" – 2nd Height and Area under Ordinance No. 84-0802-Q and imposing certain conditions on height and prohibited uses as detailed on the accompanying restrictive covenant (Please see Attachment A). The existing structure is an office building. The applicant proposes to rezone the property to GO to allow for college and university facilities without a conditional use permit. The existing building will not be modified. Abutting the subject property are offices and a church to the north and offices to the south. This portion of Research Boulevard accommodates a variety of office and commercial uses.

EXISTING ZONING AND LAND USES:

	ZONING	LAND USES
Site	LO	Office building
North	GO	Office building / Church
South	LO	Office building
East	N/A	Research Boulevard
West	GO-CO / LO	Office building

AREA STUDY: N/A**TIA:** Waived (See Transportation comments)**WATERSHED:** Shoal Creek**DESIRED DEVELOPMENT ZONE:** Yes**CAPITOL VIEW CORRIDOR:** N/A**HILL COUNTRY ROADWAY:** N/A**NEIGHBORHOOD ORGANIZATIONS:**

5--Balcones Civic Assn.
 157--Courtyard Homeowner Assn.
 475--Bull Creek Foundation
 511--Austin Neighborhoods Council
 742--Austin Independent School District

SCHOOLS:

Austin Independent School District

- Hill Elementary School
- Murchison Middle School
- Anderson High School

RELATED CASES:

NUMBER	REQUEST	COMMISSION	CITY COUNCIL
C14R-82-201	"O-1"—Office 1 st H&A to "LR"— Retail 1 st H&A .	02/01/83: APVD LR, 1ST H&A (6-0).	03/10/83: APVD LR, 1ST H&A (5- 0) LTD TO 50% OF ALLOWABLE SIGNAGE; 1ST RDG. 07/14/83: APVD LR, 1ST H&A; 3RD RDG
C8S-84-081	Echelon Section 3 Subdivision	05/22/84: DISAPVD (7-0) 06/26/84: APVD W/VARIANCE (8-0)	N/A

CASE HISTORIES:

NUMBER	REQUEST	COMMISSION	CITY COUNCIL
C14-00-2096	CH to GR	07/13/00: WITHDRAWN BY APPLICANT	07/13/00: WITHDRAWN BY APPLICANT
C14-01-0105	CH-CO to CH	08/28/01: APVD STAFF ALT REC OF CH-CO (6-3, LO/RC/JM-NO)	10/11/01: APVD CH-CO W/CONDS (7-0); ALL 3 RDGS

ABUTTING STREETS:

NAME	ROW	PAVEMENT	CLASSIFICATION	BICYCLE PLAN	CAPITAL METRO	SIDEWALKS
Jollyville Road	100'	40'	Primary Collector	Yes	No	Yes
Research Boulevard	Varies	Varies	Arterial	No	Yes	No

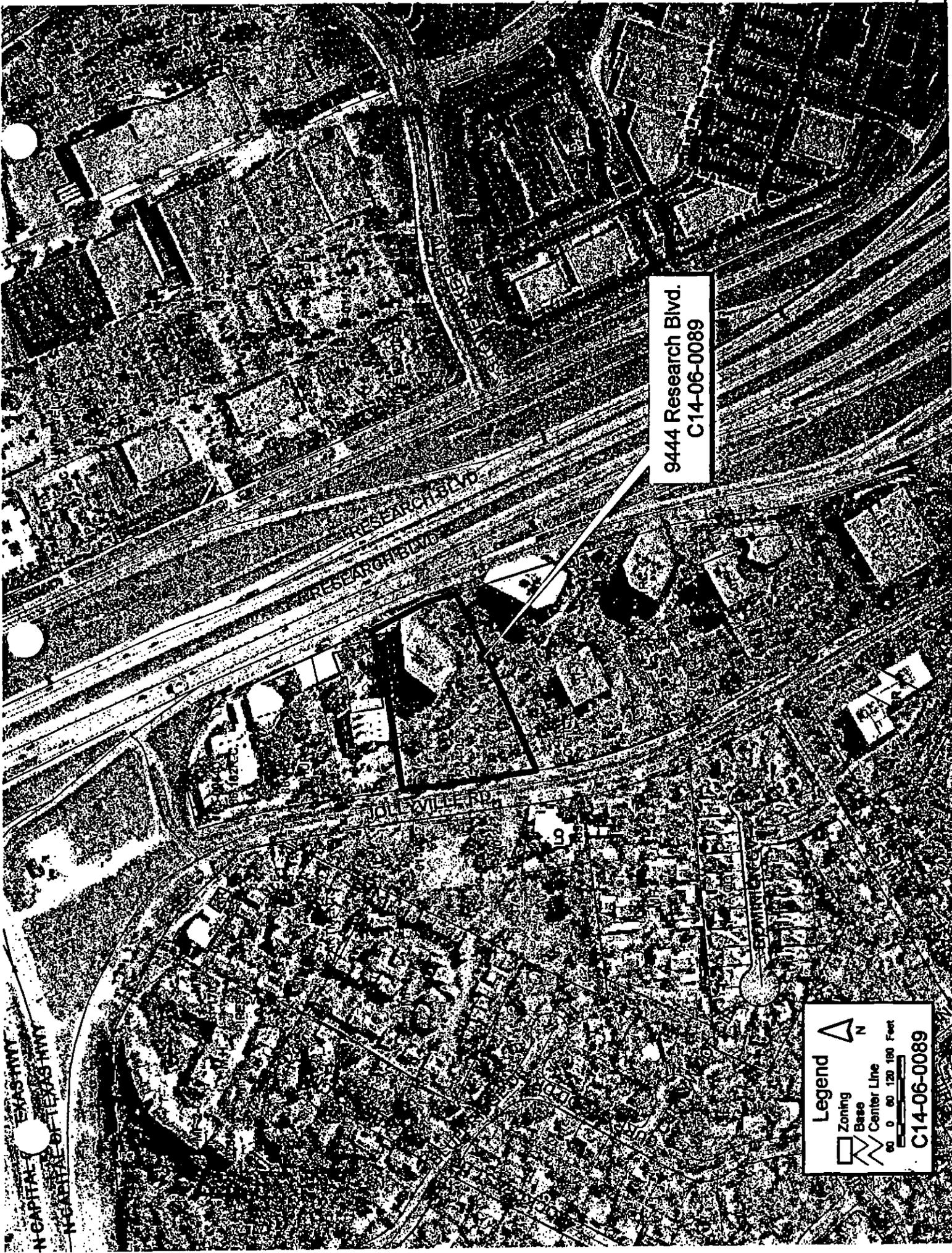
CITY COUNCIL DATE:

June 8, 2006

ACTION:**ORDINANCE READINGS:** 1st 2nd 3rd**ORDINANCE NUMBER:****CASE MANAGER:** Jorge E. Rousselin, NPZD**PHONE:** 974-2975**E-MAIL:** jorge.rousselin@ci.austin.tx.us



 1" = 400'	SUBJECT TRACT	ZONING CASE #: C14-06-0089 ADDRESS: 9444 RESEARCH BLVD SUBJECT AREA (acres): 3.200	DATE: 06-04 INTLS: SM	CITY GRID REFERENCE NUMBER J32
	PENDING CASE			
	ZONING BOUNDARY			
	CASE MGR: J.ROUSSELIN			



9444 Research Blvd.
C14-06-0089

EXAS HWY
N-CAPITAL
N-CAPITAL OF TEXAS HWY

RESEARCH BLVD

WILEY RD

Legend

- Zoning
- Base
- Center Line

0 0 80 120 160 Feet

C14-06-0089

STAFF RECOMMENDATION

Staff recommends the rezoning from LO to GO-CO (General office – conditional overlay) combining district. The recommended conditional overlay shall limit the vehicle trips to less than 2,000 vehicle trips per day. Furthermore, the existing conditions under restrictive covenant as enacted by rezoning case C14R-84-059 and Ordinance No. 84-0802-Q shall remain in place. (Please see Attachment A).

The Staff recommendation is based on the following considerations:

- 1.) The proposed office zoning classification is compatible with existing office uses along Research Boulevard; and
- 2.) Proposed conditional overlay will limit the number of vehicle trips to less than 2,000 per day.
- 3.) Conditions of existing restrictive covenant under Ordinance No. 84-0802-Q shall remain in place.

BASIS FOR RECOMMENDATION

1. *The proposed zoning should be consistent with the purpose statement of the district sought.*

General office (GO) district is the designation for an office or commercial use that serves community and city-wide needs. A building in a GO district may contain one or more different uses.

This portion of Research Boulevard accommodates a variety of office and commercial uses and has access to a major roadway.

2. *The proposed zoning should promote consistency, and orderly planning.*

Other properties in the immediate vicinity are zoned for office and commercial uses. The properties to the north are zoned GO and the properties to the south are zoned LO.

EXISTING CONDITIONS

Site Characteristics

The subject rezoning area consists of a 3.2 acre site fronting Research Boulevard with access to Jollyville Road zoned LO and LR. On August 2, 1984, the site was rezoned from Interim "A" – Residence and "GR" – Retail 1st Height and Area to "O-1" – Office 1st Height and Area and "O-1" – 2nd Height and Area under Ordinance No. 84-0802-Q and imposing certain conditions on height and prohibited uses as detailed on the accompanying restrictive covenant (Please see Attachment A). The existing structure is an office building. The applicant proposes to rezone the property to GO to allow for college and university facilities without a conditional use permit. The existing building will not be modified. Abutting the subject property are offices and a church to the north and offices to the south. This portion of Research Boulevard accommodates a variety of office and commercial uses.

Transportation

1. No additional right-of-way is needed at this time.
2. The trip generation under the requested zoning is estimated to be 5,485 trips per day, assuming that the site develops to the maximum intensity allowed under the zoning

classification (without consideration of setbacks, environmental constraints, or other site characteristics).

3. A traffic impact analysis was waived for this case because the applicant agreed to limit the intensity and uses for this development. If the zoning is granted, development should be limited through a conditional overlay to less than 2,000 vehicle trips per day. [LDC, 25-6-117]

Environmental and Impervious Cover

1. The site is not located over the Edwards Aquifer Recharge Zone. The site is located in the Shoal Creek Watershed of the Colorado River Basin, which is classified as an Urban Watershed by Chapter 25-8 of the City's Land Development Code. It is in the Desired Development Zone.
2. Impervious cover is not limited in this watershed class; therefore the zoning district impervious cover limits will apply.
3. This site is required to provide on-site structural water quality controls (or payment in lieu of) for all development and/or redevelopment when 5,000 s.f. cumulative is exceeded, and detention for the two-year storm. At this time, no information has been provided as to whether this property has any pre-existing approvals which would preempt current water quality or Code requirements.
4. According to flood plain maps, there is no flood plain within the project area.
5. The site is developed, therefore apart from possible trees, there are no known significant environmental features.
6. Standard landscaping and tree protection will be required in accordance with LDC 25-2 and 25-8 for all development and/or redevelopment.

Water and Wastewater

1. The landowner intends to serve the site with City of Austin water and wastewater utilities.
2. The landowner, at own expense, will be responsible for providing the water and wastewater utility improvements, system upgrades, utility relocation, and adjustments.
3. The water and wastewater utility plan must be reviewed and approved by the Austin Water Utility.
4. The plan must be in accordance with the City design criteria.
5. The water and wastewater utility construction must be inspected by the City.
6. The landowner must pay the associated and applicable City fees.

Site Plan and Compatibility Standards

1. No site plan issues at this time.

Thrower Design

2807 Manchaca Road, Building 2
Austin, Texas 78704
(512) 476-4456 • Fax (512) 476-4454

May 1, 2006

Mr. Greg Guernsey
Director
Neighborhood Planning & Zoning Department
City of Austin
P.O. Box 1088
Austin, Texas 78767

RE: Modification to Rezoning Request
C14-06-0088 & C14-06-0089

Dear Mr. Guernsey,

In my haste to file the above referenced zoning cases I inadvertently made the request for the property to be rezoned to "GR". This is an error on my part and the request is to change the zoning to "GO" as the base district.

Therefore, please note that our application is hereby amended to reflect the requested zoning to "GO".

I apologize for any problems this may have caused.

Should you have any questions or need additional information, please call me at my office.

Sincerely,

A. Ron Thrower

A. Ron Thrower

ORDINANCE NO. 84 0802-Q

AN ORDINANCE ORDERING A CHANGE IN USE AND HEIGHT AND AREA AND CHANGING THE USE AND HEIGHT AND AREA MAPS ACCOMPANYING CHAPTER 13-2 OF THE AUSTIN CITY CODE OF 1981 AS FOLLOWS:

TRACT 1. LOTS 2 AND 3, THE ECHELON SECTION 2, (SAVE AND EXCEPT 36,350 SQUARE FEET HEREIN DESCRIBED AS TRACT 2), FROM INTERIM "A" RESIDENCE AND "GR" GENERAL RETAIL, FIRST HEIGHT AND AREA DISTRICT TO "O-1" OFFICE, FIRST HEIGHT AND AREA DISTRICT; AND,

TRACT 2. 36,250 SQUARE FEET OF LAND, BEING A PORTION OF LOT 2, THE ECHELON, SECTION TWO, FROM INTERIM "A" RESIDENCE AND "GR" GENERAL RETAIL, FIRST HEIGHT AND AREA DISTRICT TO "O-1" OFFICE, SECOND HEIGHT AND AREA DISTRICT, ALL OF SAID PROPERTY BEING LOCALLY KNOWN AS 9442-9508 RESEARCH BOULEVARD AND 9309-9333 JOLLYVILLE ROAD, SAID PROPERTY BEING LOCATED IN AUSTIN, TRAVIS COUNTY, TEXAS; SUSPENDING THE RULE REQUIRING THE READING OF ORDINANCES ON THREE SEPARATE DAYS; AND DECLARING AN EMERGENCY.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:

PART 1. CHAPTER 13-2 of the Austin City Code of 1981 is hereby amended to change the USE and HEIGHT and AREA designations on the property described in File C14r-84-059, to-wit:

TRACT 1. From Interim "A" Residence and "GR" General Retail, First Height and Area District to "O-1" Office First Height and Area District.

Lots 2 and 3 of The Echelon Subdivision, Section 2, a subdivision in the City of Austin, Travis County, Texas, according to the plat or map or record recorded in Plat Book 82, Page 127 of the Plat Records of Travis County, Texas, SAVE AND EXCEPT 35,250 SQUARE FEET HEREIN DESCRIBED AS TRACT TWO

TRACT 2. From Interim "A" Residence and "GR" General, First Height and Area District to "O-1" Office, Second Height and Area District.

All that certain tract or parcel of land situated in Travis County, Texas, consisting of 36,350.00 square feet of

land out of the James P. Wallace Survey Number 18, Travis County, being a portion of Lot 2, the Echelon, Section Two, conveyed by Plat record in Volume 83, Page 128B, Travis County Plat Records, Travis County, Texas and being more particularly described by meets and bounds as follows:

BEGINNING for reference at an iron pin found, same being in the east right of way line of Jollyville Road, same being the northwest corner of said Lot 2, same being the southwest corner of Lot 1 of said Echelon, Section Two;

THENCE, with a portion of the north line of said Lot 2, same being a portion of the south line of said Lot 1, N 84° 43' E 280.03 feet to a point same being point of beginning;

THENCE, S 39° 43' ^{.7166} W 150.00 feet to a point;

THENCE, S 50° 17' ^{.2873} E 165.00 feet to a point;

THENCE, N 39° 43' ^{.7166} E 250.00 feet to a point;

THENCE, N 50° 17' ^{.2873} W 165.00 feet to a point;

THENCE, with a portion of the north line of said Lot 2, same being a portion of the south line of Lot 1, S 84° 43' W 141.42 feet to a point and place of beginning there being 36,250.00 square feet of land, more or less,

locally known as 9442-9508 Research Boulevard and 9309-9333 Jollyville Road in the City of Austin, Travis County, Texas.

PART 2. It is hereby ordered that the USE and HEIGHT and AREA maps accompanying Chapter 13-2 of the Austin City Code of 1981 and made a part thereof shall be changed so as to record the change ordered in this ordinance.

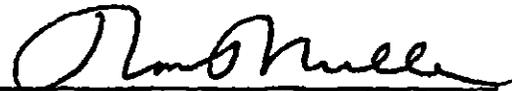
PART 3. That the development of the property herein described shall be accomplished in accordance with the site plan approved by the Planning Commission and attached hereto as Exhibit "A", or as such site plan is subsequently adjusted or modified as provided by subsection 13-2-192(i) of the Austin City Code of 1981. Except to the extent that such site plan is inconsistent therewith, the development and use of the property described herein shall be in accordance with the ordinance of the City of Austin governing the development and use of property in the use, height and area districts established on said property by this ordinance and in accordance with Article VI of Chapter 13-2 of the Austin City Code of 1981.

PART 4. WHEREAS, an emergency is apparent for the immediate preservation of order, health, safety and general welfare of the public, which emergency requires the suspension of the rule providing for the reading of an ordinance on three separate days, and requires that this ordinance become effective immediately upon its passage; therefore, the rule requiring the reading on three separate days is hereby suspended and this ordinance shall become effective immediately upon its passage as provided by the Charter of the City of Austin.

PASSED AND APPROVED

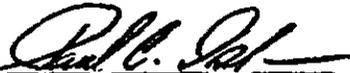
August 2, 1984

X
X
X
X



Ron Mullen
Mayor

APPROVED:


Paul C. Isham
City Attorney

ATTEST:


James E. Aldridge
City Clerk

WMC:saf

THE STATE OF TEXAS |

COUNTY OF TRAVIS |

I, Betty G. Brown, Deputy City Clerk of the City of Austin, Texas, do hereby certify that the foregoing instrument is a true and correct copy of Ordinance No. 840802-Q, consisting of 1 page(s), passed by the City Council of Austin, Texas, at a regular meeting on the 2nd day of August, 1984.

Betty G. Brown
BETTY G. BROWN
DEPUTY CITY CLERK, CITY OF
AUSTIN, TEXAS

LOOP 360

W.M. M.M. O-1

IRON PIPELINE A.C. SERVICE

GR

LR

BB

IA CHURCH

3.351 AC

GR

OFFICE (#3-#9)

BB

O

O-1

PROPOSED ROW

U.S. 183

IAA

NOTE RESTRICTIVE COVENANT

IAA

RESEARCH BLVD.

JOLLYVILLE ROAD

GR

GR

J-32

RESIDENTIAL STRUCTURES

ORD. # 84 0802-Q

FILE NO: C141-84-059

POSTED

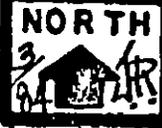
GRANTED ZONING: LD, GO

STREET DEED: N/A

RESTRICTIVE COVENANT: ✓

POSTED BY: RS DATE: 8-21-85

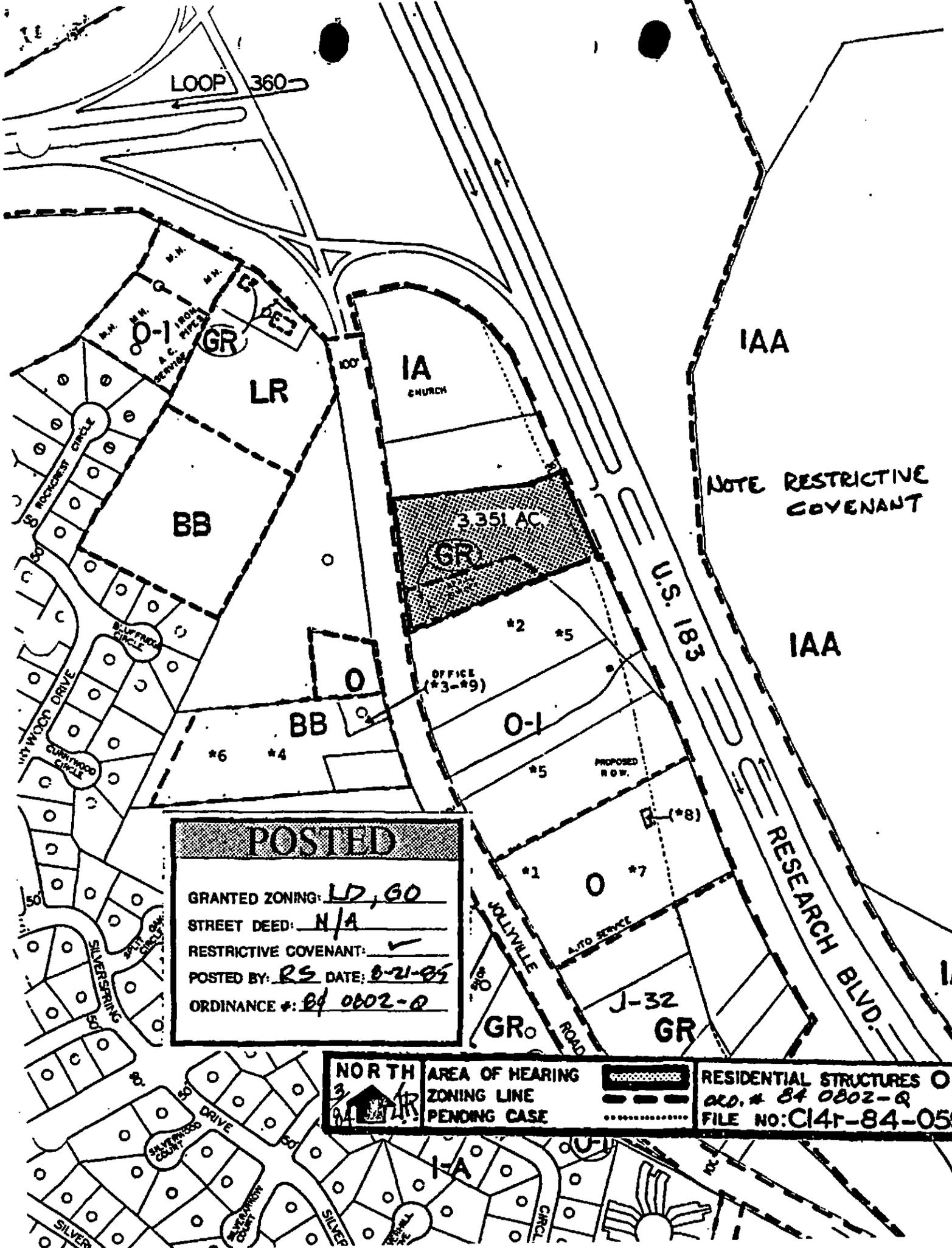
ORDINANCE #: 84 0802-Q



NORTH AREA OF HEARING ZONING LINE PENDING CASE



RESIDENTIAL STRUCTURES ORD. # 84 0802-Q FILE NO: C141-84-059



RESTRICTIVE COVENANT

CITY RECORDS

109

3-79-5809

THE STATE OF TEXAS
COUNTY OF TRAVIS

KNOW ALL MEN BY THESE PRESENTS:

THAT, WHEREAS, Water Investments, S.V. de Netherlands Antilles corporation, authorized to do business in the State of Texas, under the name Water Investments, Inc. (Water) of Travis County, Texas, is the owner of the following described real property, to-wit: (1) Lot 3 of The Echelon Subdivision ("Lot 3"), a subdivision for record in Book 82, Page 121 of the Plat Records of Travis County, Texas; and, 2) Lot 2 of The Echelon Subdivision, Section 11 ("Lot 2"), a subdivision of record in Book 83, Page 128B of the Plat Records of Travis County, Texas, both of which Lots are sometimes collectively referred to herein as the "Property" and both of which Lots are the subject of a proposed subdivision of the Property by which Lot 2 and Lot 3 would become Lot 1 of the Echelon, Section 11, a proposed subdivision in Travis County, Texas; and

WHEREAS, the City of Austin and Water have agreed that the Property should be impressed with certain covenants and restrictions running with the land and desire to set forth such agreement in writing;

NOW, THEREFORE, Water for and in consideration of One and No/100 Dollars (\$1.00) and other good and valuable consideration in hand to the undersigned paid by the City of Austin, the receipt of which is hereby acknowledged, does hereby agree with respect to the Property, such agreement to be deemed and considered as a covenant running with the land, and which shall be binding on it, its successors and assigns; as follows, to-wit:

The average height of the building to be constructed on the Property shall not exceed Eight Hundred Ninety-Eight and One-Half Feet (898.5') above sea level, nor shall it exceed Thirty-Five Feet (35') above the top of the existing curb along Jollyville Road, as measured from a point on such curb located at the midpoint of the boundary line between the Property and Jollyville Road. Such average height shall be calculated by taking into account any slope which may be incorporated into the design of the roof of the building to be constructed on the Property in order to facilitate drainage but specifically excluding any parapets, mechanical penthouses or mechanical equipment which may be installed or constructed on any such roof, it being specifically understood and agreed that any such parapets, mechanical penthouses or mechanical equipment may extend above Eight Hundred Ninety-Eight and One-Half Feet (898.5') above sea level.

No more than one building shall be constructed on the Property and the gross square footage contained in such building shall not exceed Seventy Thousand (70,000) gross square feet.

All existing curb-cuts between Jollyville Road and the Property which allow motor vehicle traffic to enter or exit the Property via Jollyville Road shall remain in place, however, no such additional curb-cuts between Jollyville Road and the Property shall be allowed and the existing curb-cut between Lot 3 and Jollyville Road shall be eliminated and replaced with a solid curb.

No curb-cuts (other than those on adjacent property) shall be allowed on U.S. Highway 183 which allow motor vehicle traffic to enter or exit the Property via U.S. Highway 183.

REAL PROPERTY RECORDS
Travis County, Texas

8825 216

Use of the Property and of the building to be constructed on the Property shall be for the purposes of housing professional, semi-professional and general offices and use of the Property or the building to be constructed on the Property in whole or in part, for the purpose of conducting or housing any of the following businesses or activities shall be prohibited:

- a. hotels or motels;
- b. massage parlors, barber shops, cosmetologists, hair dressers or manicurists;
- c. art, dance, drama, music, photography, reducing, fitness or sound recording studios;
- d. rental libraries or book, stationary, stamp or coin collection shops;
- e. gift, glass, china, fabric, art object (including antiques) or retail florist shops;
- f. seamstress or dress maker shops;
- g. prescription pharmacies;
- h. dental or medical laboratories;
- i. clubs or fraternal organizations;
- j. children's homes, day-care centers (except for facilities for, or shared by, building occupants), convalescent homes, maternity homes or homes for the aged;
- k. copy duplication services (except for facilities for, or shared by, building occupants); or
- l. heliports or helipads.

The covenants, conditions, and restrictions of this declaration shall not be construed to limit the power of any governmental or quasi-governmental authority having jurisdiction over or which serves the property to require actions or approval of actions to be undertaken by any such authority on the part of Water, its successors or assigns which are in direct conflict with any of the covenants or conditions of this declaration nor in limiting the ability or authority of Water, its successors or assigns to take such required actions or to grant such required approval, and in the event such action or approval on the part of Water, its successors or assigns is undertaken or otherwise granted, such action or approval shall not constitute a breach or default of any of the covenants, terms, conditions, or restrictions of this declaration.

If any person, persons, corporation or entity, of any other character shall violate or attempt to violate the foregoing agreement and covenant, it shall be lawful for the City of Austin, a municipal corporation, its successors and assigns, to prosecute proceedings at law, or in equity, against said person, or entity violating or attempting to violate such agreement or covenant and to prevent said person or entity from violating or attempting to violate such agreement or covenant.

If any part or provision of this agreement or covenant herein contained shall be declared invalid by judgment or court order, the same shall in no wise affect any of the other provisions of this agreement and such remaining portion of this agreement shall remain in full force and effect.

The failure at any time to enforce this agreement by the City of Austin, its successors and assigns, whether any violations hereof are known or not, shall not constitute a waiver or estoppel of the right to do so.

This agreement may be modified, amended or terminated only by joint action of both (a) a majority of the members of the City Council of the City of Austin, or such other governing body as may succeed the City Council of the City of Austin, and (b) by the owners of this Property at the time of such modification, amendment or termination.

IN WITNESS WHEREOF, the undersigned has executed this instrument on this the 9 day of May, 1984.

WATER INVESTMENTS N.V.
authorized to business in the
State of Texas under the name
of WATER INVESTMENTS, INC.


Frans Posse, Managing Director

THE STATE OF TEXAS
COUNTY OF TRAVIS

Before me, the undersigned a Notary Public, on this day personally appeared Frans Posse, known to me to be the person and officer whose name is subscribed to the foregoing instrument and acknowledged to me that the same was the act of Water Investments N.V. the Netherlands Antilles corporation authorized to do business in the State of Texas under the name of Water Investments, Inc. and that he has executed the same as the act of such corporation for the purposes and consideration therein expressed, and in the capacity therein stated.

Given under my hand and seal of office, this 9th day of May, 1984.

(SEAL)

NOTARY SEAL


Notary Public, State of Texas
CHARLES ARNOLD
(Name, typed or printed)
My commission expires the 27 day of APRIL, 19 87

spq:chd5424069.1a
(Rev. 05/08/84dad)

ORDINANCE NO. _____

1 AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE
2 PROPERTY LOCATED AT 9444 RESEARCH BOULEVARD FROM LIMITED
3 OFFICE (LO) DISTRICT TO GENERAL OFFICE-CONDITIONAL OVERLAY
4 (GO-CO) COMBINING DISTRICT.
5

6 BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:
7

8 PART 1. The zoning map established by Section 25-2-191 of the City Code is amended to
9 change the base district from limited office (LO) district to general office-conditional
10 overlay (GO-CO) combining district on the property described in Zoning Case No. C14-
11 06-0089, on file at the Neighborhood Planning and Zoning Department, as follows:
12

13 Lot 1, The Echelon Section Three Subdivision, a subdivision in the City of Austin,
14 Travis County, Texas, according to the map or plat of record in Plat Book 84, Page
15 151B, of the Plat Records of Travis County, Texas (the "Property"),
16

17 locally known as 9444 Research Boulevard, in the City of Austin, Travis County, Texas,
18 and generally identified in the map attached as Exhibit "A".
19

20 PART 2. The Property within the boundaries of the conditional overlay combining district
21 established by this ordinance is subject to the following conditions:
22

23 A site plan or building permit for the Property may not be approved, released, or
24 issued, if the completed development or uses of the Property, considered cumulatively with
25 all existing or previously authorized development and uses, generate traffic that exceeds
26 2,000 trips per day.
27

28 Except as specifically restricted under this ordinance, the Property may be developed and
29 used in accordance with the regulations established for the general office (GO) base district
30 and other applicable requirements of the City Code.
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PART 3. This ordinance takes effect on _____, 2006.

PASSED AND APPROVED

_____, 2006

§
§
§

Will Wynn
Mayor

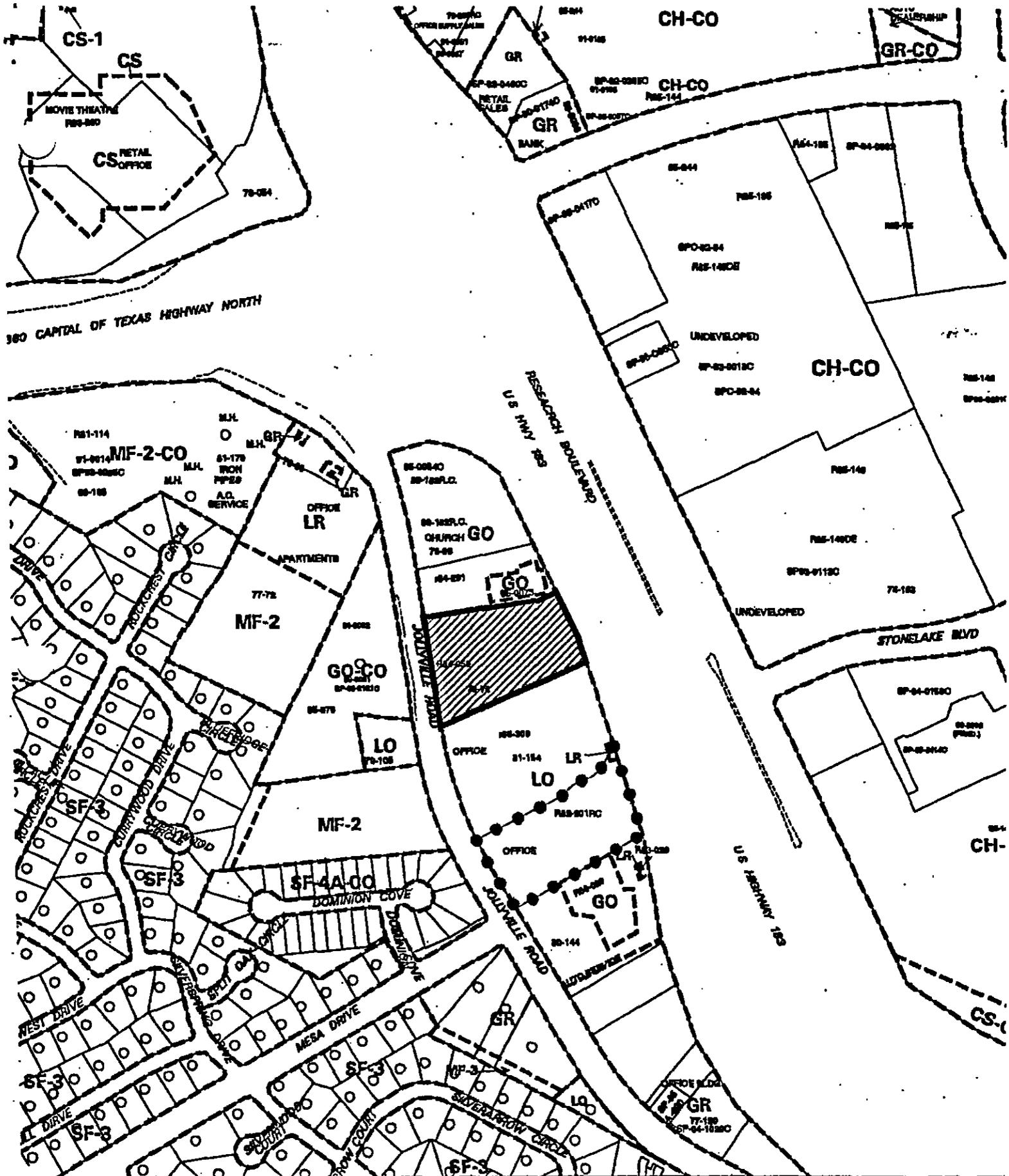
APPROVED:

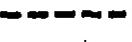
David Allan Smith
City Attorney

ATTEST:

Shirley A. Gentry
City Clerk

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SUBJECT TRACT 
 PENDING CASE 
 ZONING BOUNDARY 
 CASE MGR: J.ROUSSELIN

CASE #: C14-06-0089
 ADDRESS: 9444 RESEARCH BLVD
 SUBJECT AREA (acres): 3.200

ZONING EXHIBIT A

DATE: 06-04
 INTLS: SM

CITY GRID
 REFERENCE
 NUMBER
 J32

1" = 400'